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1 RICHARD J. HANF, TRUSTEE
2 PO BOX 6499
3 NAPA, CA 94581
4 (707) 251-0610

5 UNITED STATES BANKRUPTCY COURT
6 EASTERN DISTRICT OF CALIFORNIA
7 SACRAMENTO DIVISION

8 In re

9 ERNESTO DIAZ,

10 Debtor.

Case No. 07-28426-C-7

DCN: DNL- 15

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12 TRUSTEE'S REPORT OF SALE,

13 PURSUANT TO BANKRUPTCY RULE 6004 (f)(1)

14 TO THE HONORABLE CHRISTOPHER M. KLEIN, CHIEF UNITED STATES
15 BANKRUPTCY JUDGE:

16 On March 4, 2010, RICHARD J. HANF, ("Trustee") sold the real property commonly
17 described as 1026 Benicia Road, Vallejo, California, to Karmel Toor and Gurmit Toor. The sale
18 price was \$87,500.00. The net proceeds to the bankruptcy estate from the sale are \$70,790.81. A
19 copy of the Seller Final Closing Statement is attached as Exhibit A.

20 I declare under penalty of perjury that the foregoing is true and correct to the best of my
21 knowledge and belief.

22 Executed on March 12, 2010 at Napa, California.

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27 RICHARD J. HANF
28 CHAPTER 7 TRUSTEE
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Fidelity National Title Company

2480 Hilborn Road, Suite 101, Fairfield, CA 94534
707 429-9990 • FAX 707 428-0201

DATE: March 9, 2010
ESCROW NO.: 09-236786-BE
LOCATE NO.: CAFNT0948-0948-0001-0000236786
ESCROW OFFICER: Brenda Eddy

TIME: 10:12 AM

CLOSING DATE: March 4, 2010

SELLER FINAL CLOSING STATEMENT

SELLER: Bankruptcy Estate of Ernesto Diaz Case No. 07-28426-C-7
BUYER: Karmel Toor and Gurmit Toor
PROPERTY: 1026 Benicia Road, Vallejo, CA 94591

| | \$ DEBITS | \$ CREDITS |
|---|--------------------|--------------------|
| FINANCIAL: | | |
| Total Consideration | | 87,500.00 |
| New 1st Trust Deed to null | 37,500.00 | |
| PRORATIONS/ADJUSTMENTS: | | |
| Prepaid County Taxes at \$496.35 Semi-Annual from 3/4/2010 to 7/1/2010 | | 322.63 |
| TITLE CHARGES: | | |
| County Transfer Tax | 96.25 | |
| ESCROW CHARGES: | | |
| Draw Deed | 50.00 | |
| Notary Fees | 10.00 | |
| COMMISSIONS: | | |
| Listing Brokers Commission to Ethos Real Estate Alliance 5.00% | 4,375.00 | |
| MISCELLANEOUS: | | |
| Vallejo Sanitation and Flood Control for Utility demand to 2/26 + \$1.35 to 3/4 | 556.93 | |
| Recology Vacaville Solano for Utility demand | 396.82 | |
| Richard J. Hanf, Trustee for the Bankruptcy Estate of Ernesto Diaz Case No. 07-28426-C-7 for Sellers Proceeds | 33,290.81 | |
| Solano County Tax Collector for 1st Ins. 2009/10 including penalty 0071-250-310 | 1,033.01 | |
| Solano County Tax Collector for 2nd inst. 2009/2010 0071-250-310 | 939.10 | |
| Solano County Tax Collector for delinquent taxes 0071-250-310 | 9,574.71 | |
| BALANCE DUE ESCROW | | |
| TOTALS | \$87,822.63 | \$87,822.63 |

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

EXHIBIT A